073.0	0002	0019.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	747,300	/	747,300
USE VALUE:	747,300	/	747,300
ASSESSED:	747,300	/	747,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
9		PAMELA DR, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	HERR ROBERT S &
Owner 2:	PADILLA TANALIS
Owner 3:	
Street 1:	9 PAMELA DRIVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	FELDEISEN SHAUN & SABRINA E -
Owner 2:	-
Street 1:	9 PAMELA DRIVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .164 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1951, having primarily Wood Shingle Exterior and 1626 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	7	Steep
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7150.000	302,400	800	444,100	747,300
Total Card	0.164	302,400	800	444,100	747,300
Total Parcel	0.164	302,400	800	444,100	747,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 459.54 /Parcel: 459.54

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 073.0-0002-0019.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	302,400	800	7,150.	444,100	747,300		Year end	12/23/2021
2021	101	FV	291,900	800	7,150.	444,100	736,800		Year End Roll	12/10/2020
2020	101	FV	291,900	800	7,150.	444,200	736,900	736,900	Year End Roll	12/18/2019
2019	101	FV	238,500	900	7,150.	412,400	651,800	651,800	Year End Roll	1/3/2019
2018	101	FV	238,500	900	7,150.	412,400	651,800	651,800	Year End Roll	12/20/2017
2017	101	FV	238,500	900	7,150.	361,700	601,100	601,100	Year End Roll	1/3/2017
2016	101	FV	206,200	900	7,150.	329,900	537,000	537,000	Year End	1/4/2016
2015	101	FV	193,100	900	7,150.	291,900	485,900	485,900	Year End Roll	12/11/2014

SALES INFORMATION

TAX DISTRICT:

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
FELDEISEN SHAUN	65807-105		7/28/2015		650,000	No	No		
COHEN EVAN K,	55202-414		8/19/2010		492,500	No	No		
MAKIVIC MILOJE/	43035-528		6/11/2004		450,000	No	No		
CUNIO CAROL A	27157-10		3/25/1997		214,900	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/23/2021	139	Redo Kit	113,000	O				
10/13/2004	1007	Re-Roof	2,400					

ACTIVITY INFORMATION

Date	Result	By	Name
10/5/2018	Meas/Inspect	CC	Chris C
8/25/2016	Sales Review	PT	Paul T
12/19/2008	Meas/Inspect	345	PATRIOT
10/6/2004	MLS	MM	Mary M
10/14/1999	Meas/Inspect	264	PATRIOT
11/1/1981		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7150		Sq. Ft.	Site		0	70.	0.89	12									444,149						444,100	

Patriot Properties Inc.

User Acct	46435
GIS Ref	
GIS Ref	
Insp Date	10/05/18

!6167!

PRINT

Date	Time
12/30/21	03:26:00

LAST REV

Date	Time
04/16/21	10:13:20
danam	

PAT ACCT.: 6167

USER DEFINED

Prior Id # 1:	46435
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Total AC/HA:	0.16414	Total SF/SM:	7150	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	444,149	Spl Credit		Total:	444,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	8 - Brick Veneer	25	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE W/ RED BRICK		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1951	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G17	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	5 - Lino/Vinyl	20	%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		18.6	%

CALC SUMMARY

Basic $ / SQ:	110.00
Size Adj.:	1.35000002
Const Adj.:	1.01153004
Adj $ / SQ:	150.212
Other Features:	85250
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	371493
Depreciation:	69098
Depreciated Total:	302395

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	3	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

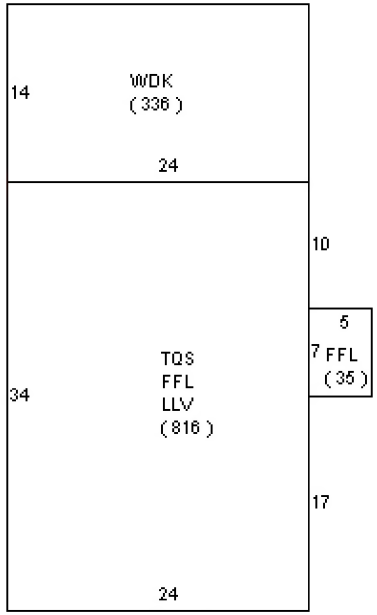
No Unit	RMS	BRS	FL
1	8	3	M
Totals			
1	8	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	150.21
Special Features:	0	Val/Su Net:	115.64
Final Total:	302400	Val/Su SzAd	206.70

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	851	150.210	127,831
LLV	Lower Level	816	77.730	63,432
TQS	3/4 Story	612	150.210	91,930
WDK	Deck	336	9.080	3,051

Net Sketched Area:	2,615			Total:	286,244
Size Ad	1463	Gross Area	2819	FinArea	1626

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
LLV	100	FLA	20	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

PARCEL ID

073.0-0002-0019.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	300	A	AV	1993	3.50	T	20.8	101			800			800
2	Frame Shed	D	Y	1	8X8	A	AV	2000	0.00	T	15.2	101						

More:	N	Total Yard Items:	800	Total Special Featues:		Total:	800